



**Order under Section 69
Residential Tenancies Act, 2006**

File Number: LTB-L-028351-26

In the matter of: 145 Mountainash Road
Brampton ON L6R 1J1

Between: Yadwinder Gossal Landlord

And

Alrick Miller Tenants
Tamarchea Miller

Yadwinder Gossal (the 'Landlord') filed an L1 application for an order to terminate the tenancy and evict Alrick Miller and Tamarchea Miller (the 'Tenants') based on a form N4 notice of termination because the Tenants did not pay the rent that the Tenants owe.

A hearing took place at the Landlord and Tenant Board on June 10, 2026 via video teleconference on VC line 115. The Landlord's Legal Representative Harpreet Kaur attended. The Tenant Tamarchea Miller attended and was self-represented. Alrick Miller the other Tenant in this matter was not in attendance, however Tamarchea Miller confirmed that she had authority to reach an agreement on behalf of Alrick Miller.

The parties mutually agreed to resolve all matters at issue in the application and requested an order on consent. I was satisfied that the parties understood the consequences of the joint submission.

The parties before the LTB consented to the following order.

On consent, it is ordered that:

1. The tenancy is terminated as of July 31, 2026. The Tenants shall vacate the unit on or before that date.

If the unit is not vacated on or before July 31, 2026, then starting August 1, 2026, the Landlord may file this order with the Court Enforcement Office (Sheriff) so that the eviction may be enforced. Upon receipt of this order, the Court Enforcement Office (Sheriff) is directed to give vacant possession of the unit to the Landlord, on or after August 1, 2026.

The Tenants shall pay the Landlord \$36.16 per day in compensation for the use of the unit from August 1, 2026 to the date the Tenants vacate the unit.

2. There is no last month's rent deposit.
3. The Tenants owe to the Landlord the total sum of arrears of \$25,486.00 which includes the application filing fee of \$186.00 and represents the total arrears owing up to and including June 30, 2026 as of today's date of June 10, 2026.
4. On or before July 1, 2026 the Tenants shall pay lawful monthly rent on time and in full.
5. On August 1, 2026 the full sum of arrears of \$25,486.00 noted in paragraph 3 plus any additional lawful monthly rent that accrues shall become immediately due and payable and simple interest will begin to accrue on any balances owing pursuant to the Courts of Justice Act.

June 15, 2026
Date Issued

Chris Jackson
Hearing Officer, Landlord and Tenant Board
15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.

In accordance with section 81 of the Act, the part of this order relating to the eviction expires on February 1, 2027 if the order has not been filed on or before this date with the Court Enforcement Office (Sheriff) that has territorial jurisdiction where the rental unit is located.